174.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	663,800 / 663,800
					USE VALUE:	663,800 / 663,800
					ASSESSED:	663,800 / 663,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		WOODBURY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LI XIAOLEI
Owner 2:	
Owner 3:	
Street 1:	11 WOODBURY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RONTEN WALTER L & -
Owner 2:	RONTEN CAROLINE M -
Street 1:	11 WOODBURY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,232 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5232.000	259,900		403,900	663,800
Total Card	0.120	259,900		403,900	663,800
Total Parcel	0.120	259,900		403,900	663,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.14 | /Parcel: 384.1

Legal Description

User Acct 115869

GIS Ref

GIS Ref

Insp Date 10/22/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 174.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,000	0	5,232.	403,900	663,900	663,900	Year End Roll	12/18/2019
2019	101	FV	215,300	0	5,232.	398,100	613,400	613,400	Year End Roll	1/3/2019
2018	101	FV	215,300	0	5,232.	305,800	521,100	521,100	Year End Roll	12/20/2017
2017	101	FV	215,300	0	5,232.	288,500	503,800	503,800	Year End Roll	1/3/2017
2016	101	FV	215,300	0	5,232.	265,400	480,700	480,700	Year End	1/4/2016
2015	101	FV	201,900	0	5,232.	248,100	450,000	450,000	Year End Roll	12/11/2014
2014	101	FV	201,900	0	5,232.	228,500	430,400	430,400	Year End Roll	12/16/2013
2013	101	FV	201,900	0	5,232.	228,500	430,400	430,400		12/13/2012

!13508!

PRINT

Date	Time
12/11/20	03:27:08

LAST REV

Date	Time
07/11/17	15:32:59

apro

PAT ACCT. 13508

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RONTEN WALTER L	66641-449		1/7/2016		520,000	No	No		
HORGAN MARY E	44665-585		2/18/2005		429,000	No	No		
HORGAN MARY E/L	44665-581		2/18/2005	Family	1	No	No		
HORGAN WILLIAM	19743-139		4/1/1989	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	115869
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2015	1883	Demoliti	4,000					
4/17/2015	358	Solar Pa	15,000		4/17/2015			Install solar pane

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2015	Permit Insp	PC	PHIL C
10/22/2008	Meas/Inspect	355	PATRIOT
7/22/2005	MLS	HC	Helen Chinal
10/25/2000	Hearing N/C		
1/17/2000	Inspected	277	PATRIOT
12/17/1999	Mailer Sent		
12/15/1999	Measured	163	PATRIOT
7/13/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5232		Sq. Ft.	Site		0	70.	1.10	6									403,871						403,900	

Total AC/HA: 0.12011 | Total SF/SM: 5232 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 403,871 | Spl Credit | Total: 403,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319314
Depreciation:	59392
Depreciated Total:	259922

COMMENTS

SEPTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

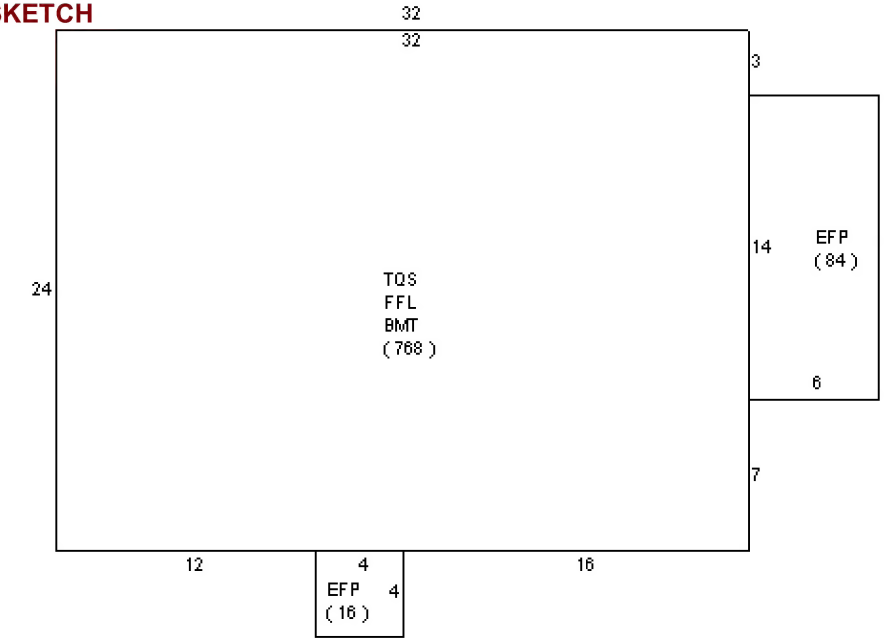
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	117.50
Final Total:	259900	Val/Su SzAd	193.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	55.780	42,836
FFL	First Floor	768	140.320	107,765
TQS	3/4 Story	576	140.320	80,823
EFP	Enclos Porch	100	53.900	5,390

Net Sketched Area:	2,212			Total:	236,814
Size Ad	1344	Gross Are	2404	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	